



INTRODUCTION

Whittle Jones Chartered Surveyors manages a portfolio in excess of 3600 units consisting of industrial and commercial properties, on behalf of Northern Trust Company Limited. Northern Trust is an investment, development and land regeneration company, whose portfolio is being added to through further acquisition and development.

The portfolio consists of industrial, warehouse & workshop units together with office buildings and suites from c177 sq ft. These are managed from Whittle Jones regional offices at Chorley covering the North West and Scotland; at Newcastle covering the North East; at Leeds covering Yorkshire; and at Birmingham covering the Midlands.

From each regional office, Whittle Jones can meet a wide variety of occupational requirements on flexible terms to suit and offer a fast and efficient service from professional management teams. With planned maintenance programs, security improvements and new developments, our customer base is continuing to grow year on year and Whittle Jones is dedicated to assisting new and existing businesses expand and relocate where possible within the portfolio.

NEW WHITTLE JONES WEBSITE

Whittle Jones have recently redesigned their website:
www.whittlejones.com



With our current and new occupiers in mind, we have made the website easier to navigate and search for space using the search facility box. The website features latest news stories and we will soon be adding a featured 'Property of the Month' which will detail any special incentives available.

In order to keep the site updated and user friendly we would welcome any feedback. You can send any suggestions or information to newsletter@whittlejones.co.uk

£250 introduction incentive!

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£6 Million Genesis Centre now open



Ian Austin, Minister for the West Midlands, was in Stoke-on-Trent in September to officially open Northern Trust's £6 million Genesis Centre on the North Staffs Business Park at Chatterley Valley.

The 33,000 sq ft state-of-the-art serviced office centre was formally opened at a lunchtime reception hosted by landlords Northern Trust, and was attended by local dignitaries, council representatives and members of the local business community.



Ian Austin, said "Genesis Centre shows the Government that agencies like Advantage West Midlands are working hard to build a stronger economy and bring new businesses and more jobs to Stoke-on-Trent and North Staffordshire. Along with the North Staffs Business Park enterprise units and the wider Chatterley Valley development, Genesis Centre demonstrates there is a high quality office space for local companies and new businesses."



Genesis Centre provides fully serviced office space, available as a single 'hot desk' or flexible suites ranging from those suitable for 2 persons (177 sq ft) up to 25 persons (1,838 sq ft). Offering an unrivalled business solution for start up and SME businesses, within a well-connected inspiring new building, the Centre has a range of products and services to support all types of business including leading edge and high speed broadband internet connection.

The Genesis Centre Team - Diane Joynson, Centre Manager and Teresa Wootton, Receptionist at the official opening.





SIX NEW OCCUPIERS ANNOUNCED AT CEDAR COURT!



Occupiers of the building benefit from a managed reception and visitor welcome, as well as fully equipped and air conditioned meeting and conference facilities, on-site car parking and 24 hour CCTV and access control system. The dedicated break out areas on each floor provide a more informal meeting area and these are located in the central core to encourage interaction between businesses and individuals within the centre to stimulate growth.

If you are interested in accommodation at the Genesis Centre or would like to use the meeting room facility if you are in the area on business, **please contact Diane Joynson (T: 01782 366000 E: djoynson@genesis-centre.com) who will be able to discuss your requirements further.**

Please visit www.genesis-centre.com for further information.

WHITTLE JONES CAN OFFER:

- Secure workspace
- Flexible terms
- Competitive rents
- Professional management team
- Easy-in, easy-out agreements on smaller units
- Wide variety of locations and unit sizes
- Business premises immediately available to let
- New units constantly being added to the portfolio

Six new lettings have been secured at Cedar Court, Telford totalling 16,000 sq ft. The new occupiers include: Formspace Ltd, Wrekin Timber Frame Ltd, Westbeach Apparel (UK) Ltd, Lilly Mae's Dance School, Beyond Technologies UK Ltd and JSK Haulage Ltd who upgraded to a larger unit. All deals were completed on 3 year lease agreements.

Dawn Webster, Lettings Manager at Whittle Jones commented "We are delighted at the number of lettings recently completed at Cedar Court which is down to the quality of units, strategic location, affordability and flexibility of the agreements. We are confident that the last few remaining units will be snapped up and look forward to announcing more lettings shortly."

Located in Halesfield, one of Telford's principal business locations, the 55,000 sq ft Cedar Court estate comprises of 21 modern units in sizes ranging from 1,646 to 4,611 sq ft. Premises are available to let by way of an 'easy in – easy out' flexible tenancy agreement, designed to meet the needs of SME's.

Matthew Tilt of Bulleys, joint agents on the scheme added "Occupiers have identified the prevailing market conditions as the right time to secure beneficial lease terms on good quality buildings, whilst taking advantage of additional landlord incentives."

For further information on Cedar Court, please visit: www.cedarcourt-telford.co.uk or contact the Joint Agents: Whittle Jones Midlands (0121 523 2929), Bulleys (01952 292233) or Andrew Dixon & Company (01952 521000).



SUCCESS FOR ISG CATHEDRAL LTD RESULTS IN EXPANSION!

ISG Cathedral Ltd has expanded their operation at Ackhurst Business Park, Chorley, Lancashire.

The Company now leases the ground floor of York House, totalling 3,661 sq ft, on a 10 year deal having moved from their original base at Windsor House which was set up in 1996. The 10 year deal means that ISG Cathedral Ltd has taken an additional 1,661 sq ft of space on the estate.

Ackhurst Business Park is one of Lancashire's premier business locations incorporating a range of modern detached office buildings set in fully maintained grounds. The premises are designed to provide attractive high specification offices with the business park benefiting from on site security.

York House is one of 16 self contained office buildings which provide a range of office requirements ranging from 2,000 to 10,500 sq ft.

ISG Cathedral Ltd specialises in the dynamic interior fit out and refurbishment sectors and forms part of the national and international construction group ISG plc. With strategic offices in the South East, Cambridgeshire and the North West, ISG Cathedral has particular expertise in commercial office fit out including financial and high street fashion sectors.

Pete Dennis, Divisional Director, commented "Since we established our regional presence in the North West in mid 2006, we have enjoyed phenomenal success and growth. This has resulted in our need to relocate to a larger office footprint which we are delighted was on the same business park. The entire set up at Ackhurst Business Park is exactly what we need – close to all motorway links, centrally located, excellent transportation infrastructure, extensive local resource catchment area, functional and commercially viable property solutions."

Andrew Lovell, Regional Property Manager at Whittle Jones North West, added "We are pleased that ISG Cathedral Ltd chose to

expand their business and relocate on the same business park. As a landlord, Northern Trust is always looking to help its current occupiers relocate within their portfolio dependent on individual requirements. Our ability to offer additional space on the same estate to ISG Cathedral Ltd meant that we were able to meet their business needs and secure their new letting at York House."

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located

approximately 1 mile from Chorley town centre and in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally.

www.ackhurstbusinesspark.co.uk

For further information on Ackhurst Business Park please visit www.ackhurstbusinesspark.co.uk or contact Whittle Jones (T: 01257 238666 E:northwest@whittlejones.co.uk).

ELDER COURT IS HOME TO REEDY'S NATURALLY

Elder Court is a high quality development of 22 workshops and business units with offices, providing a wide range of individual property solutions to meet the needs of the modern occupier. The estate, over 80% occupied is home to a variety of companies including Reedy's Naturally.

Established in 2006 by Lisa Reedy, the company occupy Unit 9 at Elder Court on a 3 year lease. Reedy's Naturally produce a range of luxury jams, marmalades and savoury condiments using only natural ingredients. All of the products are hand prepared and cooked in small batches to maintain a truly exceptional taste.

John Kirkby of Reedy's Naturally commented "The majority of the produce we use is grown in Lancashire, hand picked and then cooked whilst at its freshest, which means that some products are only available at certain times of the year. We never use artificial colourings, flavourings or preservatives and are one of the few jam

makers who make their pectin from Bramley apples.

In just two years we've grown from producing around 30 jars a day to over 200 a day and our products can now be found at over 40 delis, farm shops and quality food outlets throughout the North West; plus we can be seen on the menus of some of the best cafes and restaurants in Lancashire.

This success has meant that we needed to move production to larger premises and, after around 12 months of searching, we stumbled upon Elder Court on the Shadsworth Business Park. The unit is perfect for us with enough room to expand further in the future, good links from the M65 and a clean tidy appearance, important for a food manufacturer!"

For further details on Elder Court or to arrange a viewing please contact Whittle Jones on 01257 238666 or email northwest@whittlejones.co.uk

90,000 SQ FT LETTING AT HEYWOOD

Northern Trust has completed the 90,712 sq ft letting at Broadfield Distribution Centre, Heywood to Expert Logistics Ltd who have over 25 years' experience of delivering white and brown goods.

The 270,000 sq ft prestigious industrial and distribution park at Broadfield Distribution Centre in Heywood is currently over 90% let, leaving only one unit of c11,000 sq ft available. For further details please contact John Marrow on 01257 238666.

www.broadfielddistributioncentre.co.uk



REDWOOD COURT

Glass Reinforced Concrete (UK) Ltd has acquired more than 23,000 sq ft of space at Redwood Court, Dinnington. The manufacturer of architectural glass reinforced concrete products has taken units 1, 2 and 3 at the estate on a 5 year deal.

This letting comes on the back of a hat trick of lettings which included: Dinnington Comprehensive School and Pick & Pack Services Ltd who acquired Unit 6 (6,208 sq ft) and Unit 5 (4,630 sq ft) respectively on 5 year lease agreements; whilst Complete Retail Security Ltd agreed a 3 year deal on Unit 7 totalling 1,734 sq ft.

David Lee, Regional Property Manager at Whittle Jones Yorkshire commented "Redwood Court offers high quality industrial and warehouse accommodation in a prime location. Having such a range of spaces offers flexibility and this is demonstrated in the diverse range of occupiers attracted to the site so far."

For further details on the scheme or to arrange a viewing please contact one of the joint agents: Knight Frank (0114 272 9750), Fernie Greaves (0114 244 9121) or Whittle Jones (0113 245 6787).

FEDERATION OF SMALL BUSINESSES

The Federation of Small Businesses (FSB) is Britain's largest organisation for small and medium sized businesses; currently they have over 213,000 members. They are the largest business organisation in the North West and in many North West areas they have more members than all the other business organisations put together. (Source: Business Link)

As a right of membership, FSB members have access to the following services:

- Legal advice from qualified lawyers 24/7 all year
- Tax advice from HMRC trained specialists. Tax protection against in-depth tax investigations for all FSB members' businesses
- Information on employment law, health & safety, tax and commercial law through the FSB members-only website
- Legal documents downloadable in MS Word which can be styled to your business, available through the same website
- Insurance cover for legal defence and an employment disputes service with payment of statutory awards. They also have excellent rates for members on credit card machines; free banking with the Co-op Bank and many more services.

The Federation has local branches which meet several times per year (depending on the area) and have a varied programme of events. It's a good place to meet your fellow members and local businesses.

If you would like to join or find out more, telephone 0800 083 3560 and speak to Teresa Seed or go to the website, www.fsb.org.uk for lots more information. You can even join on line.



NEW RESTAURANT OPENS IN CHORLEY

The new Amalfi Italian Restaurant has recently opened its doors in Chorley at Northern Trust's Oak House premises. The restaurant is a traditional Italian restaurant serving authentic Italian food made from the freshest ingredients. The premises have been acquired on a 6 year lease. The owner of the Amalfi Restaurant commented "Amalfi has been in business for the past 8 years and has a number of restaurants in the Lancashire area. We had been looking for suitable premises in the Chorley area to open a new restaurant and when we found out about the unit at Oak House we were delighted with its central location. The new premises provide an ideal base in the heart of Chorley and, with the help of Whittle Jones, our move in was made effortless. We were delighted we were able to open our doors before Christmas."

For further information please contact Whittle Jones on 01257 238666.

TENON MOVES INTO SANDBROOK PARK



With over 1,800 staff in over 40 offices, Tenon Group plc is the 9th largest firm of accountants and business advisers in the UK, specialising in the entrepreneurial market. The company has acquired Cedar House at Sandbrook Park, Rochdale covering 8,308 sq ft on a 10 year deal.

Tenon Group plc provide a range of services including: tax, corporate finance, financial services, recovery, outsourcing, auditing, business continuity and forensics.

Chris Hill, Regional Managing Director at Tenon Rochdale, said "The move will accommodate recent acquisitions and enable us to offer the best service to our clients. We chose the Sandbrook Business

Park due to the ideal location that it offered our staff and visitors."

Sandbrook Business Park is a £12m office park development that could potentially create up to 500 new jobs for the Rochdale region.

Robert Peill, Agency Surveyor at Property Advisors Matthews & Goodman who are marketing the scheme, commented "The letting to Tenon proves that even in the difficult market conditions there are still occupiers out there searching for good quality accommodation at the right price. With an excellent motorway infrastructure and relatively low rents, Sandbrook Park really is becoming one of North Manchester's prime office locations."

Sandbrook Business Park is situated on the successful Sandbrook Park development in Rochdale. Located at the end of the A627 (M), the scheme is ideally positioned 1.7 miles from Rochdale town centre and provides direct access to the North West's motorway network via junction 20 of the M62. The scheme is well serviced by public transport with regular bus services linking Manchester Road to the town centre where Rochdale rail station provides services across the region and beyond.

www.sandbrookpark-rochdale.co.uk

For further information please visit the website or contact one of the Joint Agents: WHR Property (0161 228 1001), Matthews & Goodman (0161 839 5515), and Whittle Jones (01257 238666).

FIRST PHASE OF NEW £8 MILLION OFFICE/INDUSTRIAL DEVELOPMENT AT GRANGEMOUTH, SCOTLAND IS COMPLETED

The first phase of a new £8 million development in Scotland has now been completed. The site at Earls Gate Business Park is split into Grange Court which covers 16,545 sq ft of industrial space, and Earls Court which totals 18,320 sq ft of office accommodation.



Grange Court, comprising of 9 industrial/workshop units ranging in size from 1,093 to 2,012 sq ft, was completed in July and the estate is already over 50% occupied.

The Earls Court offices are being developed in two phases, with phase one providing a range of high quality pavilion style offices with individual suites available from 855 sq ft and office buildings up to 5,091 sq ft. Following completion of the 6 buildings of Earls Court Phase One, Northern Trust held a special lunchtime reception where local dignitaries, council representatives and members of the business community were given the opportunity to tour the new scheme.

Cllr Linda Gow, Leader of Falkirk Council, said "We welcome the development of Grange & Earls Court, and are extremely pleased that Northern Trust chose to bring



their first Scottish development to the Falkirk area. We appreciate the work done by KemFine to bring such a prestigious development to fruition and as Northern Trust has completed the industrial units and office buildings to such a high quality, I'm sure they will attract much interest from prospective employers across the sector."

Overlooking Earls Road in Grangemouth, the development is conveniently located for direct access to Falkirk, Grangemouth and also Junctions 5 and 6 of the M9 (Edinburgh – Stirling) motorway. For further information you can visit the dedicated website: www.earlsgate-businesspark.co.uk or contact the Joint Agents: Ryden (0131 225 6612) and DTZ (0131 222 4500).

NORTH STAFFS BUSINESS PARK PROVIDES **INSTANT SUCCESS!**

North Staffs Business Park, a new industrial/workshop unit development in Stoke on Trent, has proved to be an instant success with local businesses since its completion early in 2009. The estate, comprising of 17 units with sizes ranging from 1,099 to 3,672 sq ft, is now over 60% let.

There are now seven companies in occupation on the estate including: Rondol Technology Limited who leased Units 1-4 totalling over 8,000 sq ft on a 5 year deal; DJ Ventures Ltd, Boon Boats Ltd and Carter Electrical Services Limited who all acquired units on 3 year lease deals.

Darren Reeves of Carter Electrical commented on the move, "With over 8 years of experience and a 16 strong person team, we are in the process of expanding our company nationally with school work, hospital and high residence as well as offering a full services package, if required. The newly built premises at North Staffs Business Park have provided the perfect location, with good access, for us to grow our business from; and the flexible easy-in, easy-out agreements were a major factor in our decision to relocate."

Commenting on the letting to Boon Boats, Chris Hodson of Joint Agents, Louis Taylor, said "Boon Boats are specialists in dinghy chandlery and dinghy racing. The search for the right premises to grow the business had been on for some time and the units at North Staffs Business Park ticked all the right boxes. The high specification of the unit and the straightforward tenancy agreement allowed a hassle free move which meant that Boon Boats could start operating straight away."

Steve Broadhurst, Director of DJ Ventures, also confirmed that the excellent location, high quality finish of the units and flexible tenancy agreements were the major factors in the decision to locate his business at North Staffs Business Park. With over 25 years experience, DJ



Ventures are a commercial gardening and cleaning specialist.

Quentin Jones, Managing Director of Rondol Technology Limited, a niche technology company providing energy saving solutions to the plastics processing industry, added that they were delighted with the prospect of operating out of the modern high quality premises and were impressed with the location of North Staffs Business Park.

North Staffs Business Park is strategically located on the junction of Chatterley Road and Reginald Mitchell Way at Chatterley Valley, on the northern fringe of Stoke-on-Trent. The business park is conveniently situated adjacent to the A500 dual carriageway providing easy direct access to junction 16 of the M6, which lies 5 miles west of the site, and the City Centre 5 miles to the south. The local amenities of Tunstall are readily accessible, being less than a mile from the business park whilst Kidsgrove is just over 2 miles away.

The industrial/workshop units are available to let by way of an 'easy in - easy out' flexible internal repairing tenancy agreement.

For further information on North Staffs Business Park please visit: www.northstaffsbusinesspark.co.uk or contact the Joint Agents: Daniel & Hulme (01782 213344), Louis Taylor (01782 260222) and Whittle Jones, Midlands (0121 523 2929).

£250 INTRODUCTION INCENTIVE

Any occupier referring a new customer to Whittle Jones will receive a **£250 introduction incentive** on completion of the new lease or tenancy agreement.

Introduce a new occupier, speak to the team today!

North West 01257 238666

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BUSINESS SUPPORT

Need information, advice and support to start, maintain and grow your business? Contact Business Link for further details:

North West 0845 00 66 888

West Midlands 0845 113 1234

North East 0845 600 9006

East Midlands 0845 058 6644

Yorkshire 0845 604 8048

www.businesslink.gov.uk

Managing property portfolio on behalf of Northern Trust



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